



20 Langham Street, Ashton-Under-Lyne, OL7 9EA

Offers Over £160,000

A Wilson Estates are pleased to offer for sale this extended two bedroom terraced home, perfect for first time buyers or investors looking for something that's ready to go, and with no vendor chain, the buying process should be nice and simple.

Step through the front door into a handy entrance vestibule that leads straight into a cosy lounge. Head through to the back and you'll find a spacious, extended kitchen diner with plenty of room for formal dining or entertaining friends, and with double doors leading out to the rear garden. Low maintenance, with patio and decking areas, this space is great for BBQs, morning coffees, or just enjoying the sun.

Upstairs, there's a generously sized master bedroom, a good single bedroom, and a nicely finished family bathroom.

The location here is a real bonus - with Tameside Hospital, Ashton Sixth Form College, and plenty of local schools all easily accessible. For shopping and everyday essentials, Ashton town centre and the Arcades Shopping Centre are nearby, and IKEA Ashton and the Snipe Retail Park are just down the road too. For commuters there's easy access to the M60 and M62, plus Ashton under Lyne train and tram stations for travel into Manchester and beyond.

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Entrance Vestibule

Door to:

Lounge

13'2" x 13'8" (4.01m x 4.17m)

Window to front elevation. Wall mounted electric fire. Radiator. Door to:

Dining Room

9'7" x 13'8" (2.92m x 4.17m)

Radiator. Access to under stairs storage cupboard. Open plan to:

Kitchen

6'11" x 11'4" (2.11m x 3.45m)

Fitted with a matching range of base and eye level units with worktop space over. Stainless steel sink with single drainer and mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Double doors to rear. Two windows to rear.

Stairs and Landing

Bedroom One

13'4" x 13'8" (4.06m x 4.17m)

Window to front, double radiator, door to:

Bedroom Two

6'9" x 8'5" (2.06m x 2.57m)

Window to rear, double radiator, door to:

Bathroom

12'4" x 5'2" (3.76m x 1.58m)

Window to rear, heated towel rail, door.

Outside and Gardens

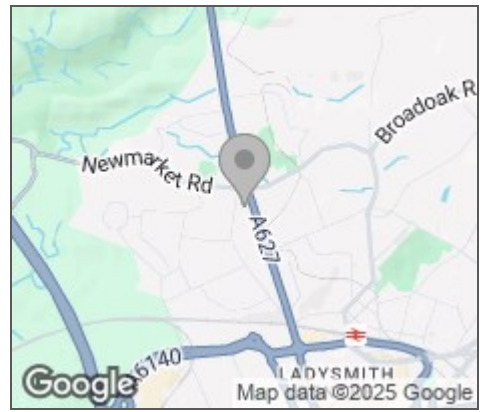
Additional Information

Tenure: Freehold

EPC Rating:

Council Tax Band:





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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